

Russellville Planning Commission Minutes
September 23, 2019 @ 5:30 p.m.

The Russellville Planning Commission held its regular meeting on Monday, September 23, 2019 at 5:30 p.m. in the Russellville City Hall Council Chambers.

Members Present

Chairman Wendell Miller
Vice-Chairman (Vacant) See Agenda Item #7
Secretary Nathan Barber
Don Jacimore
Justin Cothren
Luke Duffield
Larry Smith
Council Liaison Eric Westcott

Members Absent

Karen Yarbrough (Resigned 08-26-2019) Vacant
Jim Lanier
Shirley Hatley

Also present: Mayor Richard Harris, City Attorney Trey Smith, City Planner Sara Jondahl, Public Works Director Kenneth Duvall, City Engineer Glenn Newman, Building Official Brian Holstein, Planning Assistant Lequitta Jones, and Jim Lynch/City Corp, Zayne Bryson/City Corp, Dave Garza of Barrett & Associates, Fire Marshal Richard Setian, and Robert Prochazka.

Welcomed Visitors

The First Order of Business was a request to review and approve the minutes of the Planning Commission August 26, 2019 meeting.

Commissioner Duffield made the motion to approve the minutes as submitted. The motion was seconded by Commissioner Smith and passed unanimously.

The Second Order of Business was a request to table.

Tabled at the August 26, 2019 meeting. A request to review and approve a large-scale development for Innovation Industries Inc., located at 3500 East Main Street. Submitted by Dave Gaza of Barrett & Associates. (DV.19.08.160)

Commissioner Duffield made the motion to table the request. The motion was seconded by Commissioner Jacimore and passed unanimously.

The Third Order of Business was a public hearing requesting review and a recommendation of approval for a special use permit to operate a car lot, for

property located at East 2nd Street and South Verona Avenue. Submitted by Robert Prochazka. (SP.19.09.171)

City Planner Jondahl said her recommendation is to table this item. She said she received the drawings this morning and has not had the time to review and made a recommendation.

Mr. Robert Prochazka said he needed this to be approved ASAP. I'm currently located on East Main, but I am splitting the lot into two and the north lot has been sold for a restaurant and the south lot is where I'm moving Pro Motors, which is the corner of 2nd Street and South Verona. The building I'm currently using, I may move or I may construct a new building which will depend on the cost for Combs Moving to move it. Also we have delayed the closing on the property for this approval.

The commissioners agreed they would like to see a way this could move forward.

Commissioner Duffield made the motion to send to the City Council without a recommendation, which would give City Planner Sara Jondahl time to review the site plan and make a recommendation to the City Council for their October meeting. The motion was seconded by Don Jacimore and passed unanimously.

The Fourth Order of Business was a public hearing requesting review and recommendation for approval to amend the Russellville Zoning Code 1966, in regard to *Location of a Commercial Communication Towers*. Submitted by City Planner Sara Jondahl. (MS.19.09.94)

Commissioner Jacimore made the motion to approve the amendment as written. The motion was seconded by Commissioner Smith and passed unanimously.

The Fifth Order of Business was a public hearing requesting review and recommendation for approval to amend the Land Subdivision & Development Code, in regard to *Large-scale Developments*. Submitted by City Planner Sara Jondahl. (MS.19.09.94)

Commissioner Duffield made the motion to approve the amendment as written. The motion as seconded by Commissioner Barber and passed unanimously.

The Sixth Order of Business was a request to nominate a member of the Planning Commission to serve on the Board of Adjustment to fill the vacancy of Karen Yarbrough. The nomination will need confirmation by the City Council.

Commissioner Duffield made the motion to nominate Commissioner Don Jacimore. The motion was seconded by Commissioner Barber and passed unanimously.

The Seventh Order of Business was a request to elect a Vice Chairman.

Commissioner Duffield made the motion to elect Don Jacimore as the Vice Chairman. The motion was seconded by Commissioner Smith and passed unanimously.

Meeting adjourned.

Chairman Wendell Miller